

## ZONING AND BUILDING AGENDA

MARCH 23, 2004

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS

262503 DOCKET #7597 - CHICAGO TITLE & TRUST /t/u/t 1110073 c/o VPY Partnership Golf Mil Limited Partnership Corporation, Owner, 2640 Golf Road, Suite 127, Glenview, Illinois 60025, Application (No. SU-03-10; Z03196). Submitted by Centrum Partners, L.L.C. c/o Centrum Properties, Inc., 225 West Hubbard Street, 4th Floor, Chicago, Illinois 60610. Seeking a SPECIAL USE, in the C-4 General Commercial District for a drive-thru facility on a proposed Walgreens Drug Store in Section 12 of Main Township. Property consists of 1.8724 of an acre located on the northeast corner of Golf Road and Washington Street. Intended use: A drive-thru facility.  
**RECOMMENDATION: That application be approved**

### THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

264697 DOCKET #7584 - V. DELA CRUZ, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 4.85 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the east side of North Lincoln Avenue, approximately 257 feet north of Church Street in Maine Township.  
**Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264698 DOCKET #7594 - P. KUT, Owner, Application: Variation to reduce lot width from the minimum required 150 feet to 114.87 feet (existing) and to reduce the lot area from the minimum required 40,000 square feet to 15,180 square feet (existing) for a single family residence to be served by well and private septic system in the R-4 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the east side of 115<sup>th</sup> Avenue, approximately 114.60 feet south of 158<sup>th</sup> Street in Orland Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264699 DOCKET #7620 - P. HIMARGIOS, Owner, Application: Variation to reduce right interior side yard setback from the minimum required 10 feet to 6.67 feet (existing) and to reduce left interior side yard setback from the minimum required 10 feet to 8.5 feet (existing) for proposed 2<sup>nd</sup> story addition and a two story addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the west side of Fairview Avenue, approximately 140 feet north of Bryn Mawr in Norwood Park Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

264700 DOCKET #7610 - H. & B. MULDERINK, Owners, Application: Variation to reduce lot area from the minimum required 20,000 square feet to 16,320 square feet (existing); to reduce corner side yard setback from the minimum required 25 feet to 3 feet (existing); to reduce rear yard setback from the minimum required 5 feet to 1 foot (existing); and to reduce left interior side yard setback from the minimum required 15 feet to 3 feet (existing) for a proposed addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the northwest corner of Harvey Avenue and 57th Street in Lyons Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264701 DOCKET #7611 - D. CASTINO, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 24 feet 8 inches (existing pool and deck) and to reduce right interior side yard setback from the minimum required 10 feet to 1 foot for an attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the west side of Derrough Avenue, approximately 214 feet south of Belmont Avenue in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264702 DOCKET #7612 - H. RANA, Owner, Application: Variation to reduce lot width from the minimum required 100 feet to 95 feet (existing) for demolition of existing home and to build a new single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.65 of an acre, located on the west side of Elmdale Avenue, approximately 540 feet north of Thornwood Avenue in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264703 DOCKET #7613 - V. BAUM, Owner, Application: Variation to reduce lot area from the minimum required 20,000 square feet to 16,512 square feet (existing) and to reduce right interior side yard setback from the minimum required 15 feet to 6 feet 1 inch for garage addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.38 of an acre, located on the east side of Howard Avenue, approximately 203 feet north of 57th Street in Lyons Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264704 DOCKET #7614 - S. HERMAN, Owner, Application: Variation to reduce front yard setback from the minimum required 40 feet to 0 feet for proposed single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.78 of an acre, located on the northeast corner of Edgewood Lane (Private Drive) and Brookdale Lane (Private Drive in Palatine Township). **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS**

264705 DOCKET #7615 - D. MIROBALLI, Owner, Application: Variation to reduce rear yard setback from the minimum required 40 feet to 37 feet for four season room addition in the R-6 General Residence District. The subject property consists of approximately 0.22 of an acre, located on the southwest corner of Edgewater Lane and Circle Parkway in Palos Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264706 DOCKET #7616 - SELEX, LLC, Owner, Application: Variation to reduce front yard setback from the minimum required 15 feet to 5 feet; to reduce left corner side yard setback from the minimum required 15 feet to 5 feet; to increase height of sign from the maximum allowed 20 feet to 23 feet; and to increase total sign face area from the maximum allowed 200 square feet to 210 square feet (total both faces) for an on site identification sign and readerboard in the C-4 General Commercial District. The subject property consists of approximately 0.56 of an acre, located on the northeast corner of 50th Street and Central Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264707 DOCKET #7617 - F. HOFFMAN, Owner, Application: Variation to reduce front yard setback from the minimum required 30 feet to 5 feet for proposed addition to existing bar and residence in the C-4 General Commercial District. The subject property consists of approximately 0.72 of an acre, located on the west side of Des Plaines River Road, approximately 300 feet south of Foundry Road in Wheeling Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

264708 DOCKET #7618 - B. NOWAK, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 8 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Elmdale Road, approximately 389 feet north of Linneman Street in Northfield Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

\* The next regularly scheduled meeting is presently set for Thursday, April 8, 2004.